

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

May 23, 2007

The meeting was called to order at 4:03 p.m. by Chairman Harold Woodruff at 3600 Constitution Boulevard, West Valley City, Utah

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Harold Woodruff, Brent Fuller, Terri Mills, Phil Conder and Dale Clayton

ABSENT: Jack Matheson and Karen Lang

WEST VALLEY CITY PLANNING DIVISION STAFF

John Janson, Steve Pastorik, Steve Lehman, Ron Weibel, Hannah Thiel and Lori Cannon

WEST VALLEY ADMINISTRATIVE STAFF:

Nicole Cottle, Asst. City Attorney

AUDIENCE

Approximately (13) people were in the audience.

ZONE CHANGE APPLICATION:

Z-11-2007

Richmond American Homes

4450 South 2700 West

A to R-1-6

15.6 acres

Mr. Steve Pastorik presented the application.

This application was continued on May 9th to allow the Planning Commission more time to review this proposal.

Richmond American Homes has requested a zone change for a 15.6 acre parcel at 4450 South 2700 West from A (agriculture, minimum lot size of ½ acre) to R-1-6 (single family residential, minimum lot size 6,000 square feet). Surrounding zones include R-1-8 to the north, R-2-8 to the west, A to the south and A-1 to the east in Taylorsville. Adjacent uses include single family homes to the north and west, UDOT's driver training course to the south, and a UDOT office complex to the east in Taylorsville. The subject property is designated as office or medium density residential (6 to 10 units to the acre) in the West Valley City General Plan.

Development Proposal

Two updated conceptual plans have been submitted and are attached. The first, which was handed during the public hearing on May 9th and labeled as Option 1, includes a total of 113 small, courtyard type single family lots where four homes share a common driveway. The proposed density is 7.24 units/acre, which would be a planned unit development (PUD) in the R-1-6 Zone. The second concept plan labeled as Option 2 includes a total of 115 lots which yields a density of 7.37 units/acre. The primary differences between the 2 options are: Option 1 includes an open space walkway through the center block while Option 2 does not and Option 1 has roughly 12' side and rear yard setbacks while Option 2 has roughly 10' side yards and 15' rear yards. The original concept plan included in the development agreement as Figure 2 was intentionally left out since it is no longer being considered.

In addition to the development agreement and the two concept plans discussed above, there are three other attachments included with this report. The first is a two page response from Richmond American to the questions listed on the zone change application. The second are three plan views of different courtyard configurations. The one on the right is configuration used by Richmond American on other similar projects. The one in the middle is the configuration proposed in the concept plan labeled Option 1.

The one on the left is the configuration proposed in the concept plan labeled Option 2. The third attachment includes different elevations for the homes that are discussed below.

Development Agreement

A development agreement is required for this project. Section 7-14-105 (3)(l)(x) of the West Valley City Zoning Ordinance states: "All new subdivisions involving a rezone of property, or a PUD, shall participate in a development agreement that addresses housing size, quality, exterior finish materials, streetscapes, landscaping, etc. The standards outlined in Section 7-14-105 (3)(l)(iii) shall be used as a minimum in all development agreements to address housing quality and exterior finish materials. These standards may be increased for a PUD. As part of a development agreement, if homes are permitted with less than 1,600 square feet of finished floor space, the quality of the home and the amount of masonry exterior finish materials shall be increased. For the entire subdivision, the average shall be at least 1,600 square feet."

As mentioned above, the applicant has submitted the attached development agreement proposal entitled "The Seasons at Constitution." During the first public hearing, several staff suggestions for the development agreement were agreed to by the applicant. These suggestions include:

1. Add at least 5' west of the sidewalk along 2700 West to provide a landscaped strip between the sidewalk and fence similar to what has been done at Hunter Village along 3500 South and at Stonegate along 3100 South.
2. Reduce the front setback for all homes along the street to 10' to allow more rear yard space.
3. Offer uncovered decks as an upgrade with this development.
4. Allow a small shed no more than 80 square feet in the rear yard for storage. Such sheds should meet the standards outlined for accessory buildings in the R-1 Zones.
5. Enhance the proposed elevations by making the following changes:
 - a. All windows and doors should have either stucco trim or header and sill.
 - b. The rear elevations of the spring and summer plans should include a relief element like a bay or box window, foundation jog, second floor cantilevered space, or small covered patio especially along 2700 West.
6. Table 2 shown is almost identical to the table used in the City's design standards ordinance with a few minor exceptions. For ease of administration, the applicant should use the same table outlined in the City's ordinance.
7. The applicant has included in Table 2 the estimated number of points achieved by each house plan. After a review of Table 2, staff noticed several areas where the point assessment should probably be changed. Staff can meet with the applicant to correct or resolve these discrepancies before the rezone request is forwarded to the City Council.
8. Table 3 would apply to homes that have either a side or rear elevation that faces a

street. Since each of the sides and the rear of the homes will potentially need to be evaluated for their compliance with these standards when next to a street, either three tables should be provided with scoring for each elevation except the front or the scoring should be removed.

9. Landscaping installed by Richmond American should include automatic irrigation systems. Richmond American should also be responsible for landscaping along 2700 West and in all parkstrips. The type of landscaping to be installed should be determined during the subdivision process. A landscape plan should be required.
10. Staff recommends that the CC&R's include a provision that prohibits landscaping in parkstrips to be removed and/or replaced with hardscape such as concrete or asphalt. This provision would be enforced by the homeowner's association.
11. The applicant mentioned that installation and maintenance of landscaping in rear yards would be the homeowner's responsibility. This section should be changed to reflect this.
12. Snow from the courtyard drive areas shall not be dumped onto public streets.
13. The ordinance requires a masonry wall along 2700 West except where an acceptable alternative is approved by the Planning Commission. The type of fencing installed along 2700 West should be determined during the subdivision review process. Also, fencing along 2700 West and in common areas should be maintained by the homeowner's association.
14. Include an entrance feature at the main entrance of the project.
15. Include language used in other recent development agreements concerning the transfer of maintenance responsibility of common area improvements from the developer to the homeowner's association.

The following is a list of the unresolved items listing what was first proposed by Richmond, staff's first response, Richmond's latest proposal, and staff's latest response:

Number of Lots

Original Proposal: 118

Original Staff Suggestion: 110

Latest Proposal: The latest concept plans show 113 (Option 1) and 115 (Option 2); however, Richmond would like the option of having up to 118.

Latest Staff Suggestion: Option 2 with a requirement that at least 1 acre of open space would be provided in the center of the development. No reference would be made to the number of lots.

Public v. Private Streets

Original Proposal: Public streets

Original Staff Suggestion: Allow either public or private streets

Latest Proposal: Public streets or private streets that meet public street standards

Latest Staff Suggestion: Require public streets.

Rear Yard Setbacks

Original Proposal: 10'

Original Staff Suggestion: 15'

Latest Proposal: 12.5', with the exception of home #4 where a portion of the rear yard is 8.5'

Latest Staff Suggestion: 15'

House Size, Garage Size, Storage Sheds and Basements

Original Proposal: House sizes of 1,576, 1,581, 1,749 and 2,001 square feet with an average of 1,727 square feet; 20' x 20' garages; no storage sheds; no basements

Original Staff Suggestion: One of the seven options below:

1. Basements shall be provided on all homes.
2. Basements shall be provided on some of the homes. Homes without basements must meet item 4, 5, 6, or 7 below.
3. No homes have basements and all homes must meet item 4, 5, 6, or 7 below.
4. The minimum house size shall be 1,700 square feet and the minimum garage size shall be 24' x 24'.
5. The minimum house size shall be 1,750 square feet and the developer shall provide an 80 square foot storage shed in the rear yard.
6. The minimum garage size shall be 24' x 24' and the developer shall provide an 80 square foot storage shed in the rear yard.
7. The minimum house size shall be 1,850 square feet.

Latest Proposal: Richmond has proposed two alternatives. Alternative 1 includes: finished house sizes of 1,576, 1,631, 1,791 and 2,001 square feet with an average of 1,750 square feet; 20' x 20' garages; storage sheds would be allowed with placement and size limitations; and no basements. Alternative 2 includes: finished house sizes of 1,576, 1,435, 1,480, and 1,650 square feet with an average of 1,535 square feet; 20' x 20' garages; no storage sheds; and unfinished basements would be provided on all homes. The architecture of the homes for alternative 2 would be changed to the elevations that are labeled as "Homes with Basements."

Latest Staff Suggestion: Alternative 1 with storage sheds required. With alternative 1 finished floor space is larger and, in staff's opinion, the house elevations are more attractive. If alternative 2 is preferred, the average house size should be increased to meet the average 1,600 square feet requirement.

Alternative Front Elevations

Original Proposal: One front elevation per house plan

Staff Suggestion: At least two front elevations per house plan

Latest Proposal: Richmond still prefers one elevation per house plan.

Latest Staff Suggestion: At least two front elevations per house plan offered as an option

Stone Wainscot

Original Proposal: All homes would have a front stone wainscot. All homes would have wainscoting on at least one side. No homes have rear wainscoting.

Staff Suggestion: All homes should have a full perimeter wainscot.

Latest Proposal: All front and sides would have a stone wainscot.

Latest Staff Suggestion: All homes should have a full perimeter wainscot.

Applicant:

Mr. Jim Delahunty
4179 South Riverboard

Concerned:

Jan Markland
2775 Bedford Rd.

Discussion: Commissioner Mills indicated rear yards would be better utilized without sheds. Steve Pastorik explained the applicant is trying to meet the intent of the ordinance, with other available storage options due to the lack of basements or having larger garages. Commissioner Mills asked if the homeowner would be allowed the choice of having a shed or not. Steve assured this would be an option provided by the developer.

Mr. Jim Delahunty of Richmond American Homes reported that basements will now be offered to homeowners, eliminating the need for sheds. He indicated one-acre of open space would be available, as well as the public streets, and the 15-foot setbacks. He discussed the house size and said if the Commission wants the wainscot on the back of the homes, they will do this. Mr. Delahunty commented that the only staff suggestion that Richmond has difficulty with is regarding the alternate elevations. He stated the homes are designed to be a multi-medium density family development with the elevations that have been submitted. Commissioner Clayton asked about the finished square footage decreasing as a result of basements being added. Mr. Delahunty reported the finished floor space has been decreased because the fourth bedroom in some units has been changed to an option instead of standard due to the basements. Commissioner Conder asked if each set of four homes will have the same elevation. Mr. Delahunty answered each home has the same elevation, not each cluster has the same elevation. One-quarter of the lots will have the same elevation, although rooflines and masonry can be upgraded.

Ms. Jan Markland was concerned about the hill, informing that children have built forts, started fires and caused problems on this hill. She perceived that the hill will continue to be a problem if left open. Ms. Markland asked what kind of walkway would be built, where it would be going, and if the gate would be eliminated leaving the hill open to all the public. She wanted to know how traffic would be resolved when current traffic on 4700 South backs up all the way to the light at American Express. Ms. Markland wondered about the house elevations. She was concerned they would be tall, looking

down onto adjacent property owner's yards. Ms. Markland was grateful that something beneficial will be built in this area. She thinks the maintenance of the hill should be addressed. She also asked if a fence would be built on the top of the hill keeping residents from infringing on the privacy of existing homeowners.

Mr. Delahunty informed that a fence will be placed at the bottom of the hill. The hill will be left open with an asphalt walking trail that ties through the subdivision in a large circle. He assured the HOA will maintain the hill and fence. Mr. Delahunty said the hill will be re-vegetated with natural grasses. He stated the buildings will be two-story homes, and the top of the second story will be flush with the top of the hill. He explained the homes will be placed back 70-90 feet on the north side from the current property line, and 30-40 feet on west side from the current property line. Commissioner Mills was concerned about natural grasses, suggesting drought tolerant plants. Mr. Delahunty indicated the City can approve whatever landscaping they desire. He reminded the rear of the homes will be maintained by the homeowners, and the front yards maintained by the HOA. Commissioner Mills perceived that gas powered lawn mowers will not be needed due to the small amount of rear yard. Mr. Delahunty agreed, stating that typically, homeowners build a concrete patio, have a small garden and utilize a push mower. Steve Pastorik indicated if traffic becomes a major concern, a traffic study will be performed. He explained this cannot be required during the re-zoning process. Steve agreed the road is busy, but said this project should not have a major impact on the road. Commissioner Conder and Clayton liked the homes having basements. Commissioner Clayton was concerned about the square footage being decreased, as well as the units not having a 20X20 garage. Commissioner Fuller asked what the sizes of the homes would be. Steve replied the average home size would be 1,535 sq. ft. finished, and 1,927 sq. ft. with the unfinished basement included. He mentioned staff suggested an average finished space of 1,600 sq. ft. with basements, which would meet the ordinance. Commissioner Conder asked if staff was proposing each home have two different elevation options. Steve answered yes, each home would have two alternative front elevations. Commissioner Conder wondered if a homeowner picked a different elevation in the group, if it would affect the other groups. Steve said it would be the same style of architecture, but there could be different features, such as shutters and minor changes to break up the look of the homes. Commissioner Mills liked having a choice with shutters and front features, but did not like having sheds placed in the rear yards. Chairman Woodruff was not convinced basements should be required. He mentioned homes are being reassessed by Salt Lake County, and many have large basements with extra room. Chairman Woodruff suggested that with a variety of house sizes, people will still have the option to buy a house that fits their needs. Possibly a little larger house would be needed to not clutter up the yard with a storage shed. He indicated many of the residents may be seniors who do not want to maintain a yard, and they will also not need the extra space. Commissioner Fuller asked which alternative would best fit the City's code. Steve answered the plan with the basements, but also with an average square footage of

1,600 sq. ft. He reminded that the other alternatives are options that the Commission could allow flexibility, especially since this is a PUD. Commissioner Fuller confirmed that option #2 of Richmond's proposal states finished houses with multiple sizes, a 20X20 garage, no storage shed, and an unfinished basement. Steve acknowledged this was indeed Richmond's option #2, but said staff's revision to this would require an average of 1,600 sq. ft. to meet the ordinance. Commissioner Conder asked the applicant if the units could be differentiated with color and trim to make the units look more unique. Mr. Delahunty assured there are options available for these types of features, including shutters and more masonry. Structural features, such as roof packages and bump-outs result in major structural problems. Commissioner Conder asked if the options would cost more. Mr. Delahunty replied different colors do not cost extra. Shutters are standard, and the homeowner can chose the style of shutter they wish without extra cost. If more masonry is wanted, it will cost the homeowner extra. Homes will not look the same next to each other with the exception of the inside corners. Commissioner Clayton mentioned concerns regarding graffiti being placed on the fencing on either side of the walkway through the community.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Conder moved for approval of the zone change from 'A' to 'R-1-6' subject to the development agreement proposed by the applicant with the following amendments:

1. Add at least 5' west of the sidewalk along 2700 West to provide a landscaped strip between the sidewalk and fence similar to what has been done at Hunter Village along 3500 South and at Stonegate along 3100 South.
2. Reduce the front setback for all homes along the street to 10' to allow more rear yard space.
3. Offer uncovered decks as an upgrade with this development.
4. Allow a small shed no more than 80 square feet in the rear yard for storage. Such sheds shall meet the standards outlined for accessory buildings in the R-1 Zones.
5. Enhance the proposed elevations by making the following changes:
 - a. All windows and doors shall have either stucco trim or header and sill.
 - b. The rear elevations of the spring and summer plans shall include a relief element like a bay or box window, foundation jog, second floor cantilevered space, or small covered patio especially along 2700 West.
6. Table 2 shown is almost identical to the table used in the City's design standards ordinance with a few minor exceptions. For ease of administration, the applicant shall use the same table outlined in the City's

ordinance.

7. The applicant has included in Table 2 the estimated number of points achieved by each house plan. After a review of Table 2, staff noticed several areas where the point assessment needs to be changed. Staff can meet with the applicant to correct or resolve these discrepancies before the rezone request is forwarded to the City Council.
8. Table 3 would apply to homes that have either a side or rear elevation that faces a street. Since each of the sides and the rear of the homes will potentially need to be evaluated for their compliance with these standards when next to a street, either three tables shall be provided with scoring for each elevation except the front or the scoring shall be removed.
9. Landscaping installed by Richmond American shall include automatic irrigation systems. Richmond American shall also be responsible for landscaping along 2700 West and in all parkstrips. The type of landscaping to be installed shall be determined during the subdivision process. A landscape plan shall be required.
10. The CC&R's shall include a provision that prohibits landscaping in parkstrips to be removed and/or replaced with hardscape such as concrete or asphalt. This provision shall be enforced by the homeowner's association.
11. The applicant mentioned that installation and maintenance of landscaping in rear yards shall be the homeowner's responsibility. Section 5.5 shall be changed to reflect this.
12. Snow from the courtyard drive areas shall not be dumped onto public streets.
13. The ordinance requires a masonry wall along 2700 West except where an acceptable alternative is approved by the Planning Commission. The type of fencing installed along 2700 West shall be determined during the subdivision review process. Also, fencing along 2700 West and in common areas shall be maintained by the homeowner's association.
14. Include an entrance feature at the main entrance of the project.
15. Include language used in other recent development agreements concerning the transfer of maintenance responsibility of common area improvements from the developer to the homeowner's association.
16. A minimum of one-acre of common open space shall be provided in the center of the development.
17. All streets shall be public streets.
18. Rear yard setbacks shall be 15-feet.
19. The average finished, above grade house size shall be increased to meet the average 1,600 sq. ft. requirement.
20. Richmond shall provide homebuyers with color and trim options.
21. All homes shall have a full perimeter wainscot of brick or stone.

22. All homes shall have basements.

Commissioner Clayton seconded the motion.

Roll call vote:

Commissioner Clayton	Yes
Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Lang	Absent
Commissioner Matheson	Absent
Commissioner Mills	No
Chairman Woodruff	Yes

Majority – Z-11-2007 – approved

SUBDIVISION APPLICATIONS:

PUD-3-2007

Center Pointe Hollow

1557 West 2320 South

R-1-8 Zone

17 Units

2.62 Acres

6.4 U/A

Mr. Steve Lehman presented the application.

BACKGROUND

John Thornton is requesting final plat approval for the Center Pointe Hollow Subdivision and an amendment to lot 134 of the Red Oaks Village PUD. The subject property is approximately 2.62 acres in size and is bordered by existing residential development on the north and east and the Red Oaks PUD to the south. The Brighton Northpoint Canal is located along the west boundary of the subdivision.

This application replaces the original Center Pointe Cottages which received approval in September 2005. Subsequent to that time, the developer has acquired additional property which was part of lot 134 in the Red Oaks PUD. As a result of this addition, the site has

been reworked from a detached product to an attached housing design. The original development agreement was modified by the City Council in February 2007 to reflect the proposal that is currently being presented.

STAFF & AGENCY COMMENTS:

Public Works Department:

- Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.
- Contact Salt Lake County Auditor's Office for approval of street names and subdivision name.
- Revisions to plat required.
- Will need to coordinate storm drainage concerns.
- Dedication and improvements required along 2320 South.
- Follow recommendations outlined in the soils report.
- Will need to better align proposed access with 1580 West across the street.

Building Division:

- Follow recommendations outlined in the soils report.

Utility Companies:

- Standard Utility Easements required.
 - Coordinate smaller side yard setbacks with utility companies regarding easements.

Granger Hunter Improvement District:

- Project is subject to all GHID requirements and design standards.

Fire Department:

- Proposed fire hydrant locations need to be shown on subdivision plat.
- Project shall meet all provisions of Fire Code relating to this type of development.
- Will need developer to coordinate fire turnaround capabilities.

ISSUES:

The developer is requesting final subdivision approval for a private planned community. The subject property typifies the definition of an infill development having unique characteristics relating to its configuration and location. For this reason, a planned community is being proposed.

The proposed development consists of 17 units on 2.62 acres. Proposed housing will be comprised of condominium units and will have common, limited common and private spaces. Various building elevations will be used throughout the subdivision. The proposed architecture was reviewed and approved during the amended development agreement. Staff will evaluate the architecture in accordance with the multiple family design guidelines. Although this was some to a limited degree during the rezone, a more formal review will need to be completed. Should there be issues to address, staff will present those during the pre-meeting.

Staff will recommend that the upper portions of the rear elevation provide more relief. Dormers, box windows or gables could be used to make these elevations more appealing. These enhancements may not be needed on all buildings, but at a minimum on those buildings that are visible from 2320 South. The side elevation of those buildings adjacent to 2320 South and on any corner shall have a masonry wainscot the entire length of the elevation.

Staff has recommended that the applicant provide color samples at the meeting. As with the original plan, staff believes that at least 3 color variations should be used in the development. Buildings adjacent to each other will not be allowed to have the same color.

Access to the subdivision will be gained from 2320 South. There is a concern with the proposed location of the street as it relates to 1580 West across the street to the north. Public Works will require that these streets align or have a maximum 5-foot off-set. Due to this requirement, two buildings will need to shift slightly to the west. The developer is also proposing a stub street as was originally planned. This roadway would allow either primary or secondary access should property to the east develop.

The developer has provided a landscape plan and entry feature plan for 2320 South. Rear yard landscaping was not included in the plan but will need to be submitted as part

of the overall landscape plan. In addition, staff will recommend that planting and tree sizes be specified prior to plat recordation.

The development agreement requires that 7,500 square feet be provided for use as a common play area. The developer proposes to keep this area rather simple by providing a play structure, picnic tables, bench areas and a gazebo. In addition, a walking path will be incorporated on the western portion of the property. Staff believes that the walking path should be a minimum of 6 feet in width and should be connected with bench, playground and gazebo locations.

A number of mature trees exist along the west boundary of the development. These trees serve a dual purpose in that they will provide a buffer between this development and the Red Oaks Village development to the south and west. In addition, staff believes that they will provide shade for this development and because of their size, have the potential of creating a unique feeling next to the open space. The developer has suggested cleaning up the trees, but fully intends to keep these trees as they currently exist.

As with all development in the City, there is a potential for groundwater. According to a soils report, ground water was encountered at 4 to 4.5 feet below grade. Because these units will be slab on grade, basement flooding will not be a problem. However, the developer will need to coordinate the findings of this report with the Engineering Division. Recommendations resulting from this review will be made part of the final plat.

The main development sits east of a small ditch with access to Brighton Northpoint Canal water. The developer will need to coordinate any improvements and/or construction in this area with the Brighton Northpoint Canal Company and water users.

A new development agreement has been approved for this development. As it addresses many development issues, staff will provide a copy of the executive summary to the Planning Commission.

Applicant:

John Thornton
6384 S. Castlefield

Discussion: Commissioner Mills confirmed that the information regarding the ditch was discussed in staff's recommendations, #12. Steve Lehman said yes, stating the previous plat for the Cottages has a letter from the Brighton Northpoint Canal Company. Staff wants to make sure that if the ditch is abandoned, that the Brighton Northpoint Canal Company will be aware of it.

Mr. John Thornton presented color schemes to the Commission, and noted the buildings will have more pop-outs than what was depicted in the original elevation. He assured they plan to preserve as many trees as possible. Mr. Thornton had floor plans and side elevations to submit to staff. Commissioner Fuller asked if the applicant reviewed all 13 staff alternatives. Mr. Thornton replied yes, and he had no problems with the staff alternatives.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Fuller moved for approval of the preliminary and final plat for the Center Pointe Hollow Subdivision (final plat) subject to the following conditions:

1. That the developer resolve all staff and agency concerns.
2. That the Planned Unit Development be guided by the approved development agreement. Said agreement shall also be incorporated into the CCR's of the development.
3. That the City be provided information regarding the proposed CCR's and monthly fees associated with maintenance of the common areas of this property. The developer shall address maintenance issues, garbage collection and management of the site. In addition, before the project is turned over the HOA, the developer, staff and HOA shall meet to determine that the project is ready to be turned over.
4. Building elevations shall be those submitted by the developer and approved by the Planning Commission. Attention shall be given to the following:
 - a. Garage doors shall be colored and not all white.
 - b. Dwellings adjacent to 2320 South and all corners shall have a brick, rock or stone wainscot along the entire street frontage.
 - c. All dwellings shall have laminated architectural shingles.
 - d. Rear elevations will need to have additional relief treatments and color variations.
5. Setbacks for all dwellings shall be in accordance with the final plat layout.
6. Building materials shall consist of 100% masonry products. Brick and

hardi-plank siding will comprise the majority of these materials. Additional materials may be added for accent treatments, but shall be reviewed by staff. Colors shall be varied between buildings with no two adjacent buildings having the same color.

7. That recommendations outlined in the soils report be followed. Recommendations made by the Building Official or City Engineer shall be attached to the final plat.
8. That perimeter fencing be installed in accordance with the development agreement.
9. That the entry feature and streetscape plan be approved along 2320 South as submitted.
10. That the developer install all landscaping in the development. Said landscaping shall be installed prior to occupancy or be bonded for. The overall landscape plan shall be modified as follows:
 - a. Specifications regarding planting and tree sizes shall be provided. All trees shall be at least 2 inches in caliper. Evergreen trees shall be at least 6-8 feet in height.
 - b. That rear yard landscaping be incorporated into the plan.
 - c. That the landscape plan incorporate the playground, gazebo and trail system.
 - d. That the landscape plan be in accordance with the City's water conservation ordinance.
 - e. That the developer consider adding a landscaped island between those buildings with a large open space. This will help reduce the amount of lawn area.
11. That all streets be constructed in accordance with plan and profiles approved by the Public Works Department. The access road leading into the development shall align with 1580 West.
12. That the recommendations and conditions outlined by the Brighton Northpoint Canal Company be made part of the final plat.
13. That trees existing along the south and west boundaries remain as part of this development. The developer will be allowed to prune these trees and clean the area for use in the open space.

Commissioner Mills seconded the motion.

Roll call vote:

Commissioner Clayton	Yes
Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Lang	Absent
Commissioner Matheson	Absent
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – PUD-3-2007 – approved

S-47-2006
Newton Farms Subdivision – Phase 1
3750 South 6670 West
R-1-10 Zone
15 Lots
5 Acres

Mr. Steve Lehman presented the application.

BACKGROUND

Mr. Tom Nixon is requesting final plat approval for the Newton Farms Subdivision. The proposed subdivision received preliminary approval in January 2007. The property is located at approximately 3750 South 6670 West. The proposed subdivision is bordered on the north and east by vacant property, the south by existing single family development and the west by the Orchard Hills Elementary School.

STAFF/AGENCY CONCERNS:

Fire Department:

- Fire hydrants to be installed in accordance with the Uniform Fire Code.

Granger Hunter Improvement District:

- ☐ Project will need an availability letter for water, sewer and fire protection.
- Subject to design and review inspections.
- Subject to the appropriate sewer easements.

Utility Agencies:

- Subject to all standard easement locations.

Public Works:

- Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.
- Dedication and improvements for all streets in accordance with Public Works standards.
- Concerns regarding management of storm water.
- Soils report will be required.

Building Inspections:

- Soils report will be required.

ISSUES:

The developer is proposing the final plat consisting of 15 lots on 5.04 acres. This equates to an overall density of 2.97 units per acre. Lot sizes range from 10,002 to 12,439 square feet. The average lot size has been calculated at approximately 10,400 square feet.

The subject property was rezoned from the A zone to the R-1-10 zone. As part of this rezone, a development agreement was reviewed and approved by the Planning Commission and City Council. Staff will attach a copy of the executive summary as part of the analysis.

During the rezone hearings, concerns were expressed about the overall area and whether properties would develop independent of each other. To address this concern, Mr. Nixon

prepared a conceptual plat showing how the entire area would develop with street patterns and residential connectivity. This plan was reviewed during the preliminary process and seemed to adequately address the development options for adjacent properties.

Access to the subdivision will be gained from an existing stub street in the Copper Hill Heights No. 3 Subdivision to the south. This stub street will be used in conjunction with a new road in the Newton Farms Phase 2 Subdivision to the east to provide sufficient access to this development.

The cross section to be used throughout the subdivision will consist of a standard 54-foot right-of-way. This will allow a 5-foot parkstrip and 5-foot sidewalk. The developer will need to transition the new improvements with the existing improvements on 6670 West. The developer will need to coordinate the dedication and improvements of all streets with the City Engineering Division.

The subdivision is located in an area that has been farmed for many years. A soils report will be required to address this issue as part of the engineering review. Although Mr. Nixon has yet to submit his soils report, the developer of the Newton Farms Phase 2 Subdivision to the east has. Test pits in this phase of the Newton Farms Subdivision do not indicate ground water to a depth of 17 feet. It does not appear that ground water will be a problem for basements. That said however, a soils report for this property will be needed as well.

Fencing will be required along the north boundary of the subdivision. Lots that are adjacent to the agricultural zoning to the north will need to have a 6-foot chain link fence installed. Although the area to the north will likely develop at some future time, the developer will need to install a fence to ensure the agricultural use is not affected.

The City Engineering Division has expressed concerns regarding the management of storm water. The developer's engineer is showing storm water going east. The Engineering Division has informed the developer that all storm water will need to go west to 6800 West. The developer will need to coordinate this matter with the City to include a resolution as the final plat is being reviewed.

There being no discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Clayton moved for approval of the Newton Farms Phase 1 final plat subject to the following conditions:

1. That compliance be made with Granger Hunter Improvement District

regarding water line extensions, sewer connections and fire protection.

2. That the subdivision name and interior street names be approved by Salt Lake County.
3. That an appropriate ground water and soils investigation be made by a certified engineer. Said report shall be reviewed by the City Engineer and Building Official prior to plat recordation.
4. That all matters pertaining to any existing irrigation system be addressed with the Public Works Department and existing water users.
5. That the developer coordinate storm drain concerns with the Public Works Department.
6. That all streets be dedicated and improved according to plan and profiles approved by the City Engineering Division.
7. That the subdivision be developed in accordance with the approved development agreement.
8. That the developer resolve all staff and agency concerns.
9. That a 6-foot chain link fence be installed along all agricultural properties. A notation identifying this subdivision as being next to an agriculturally zoned property shall also be placed on the plat.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Clayton	Yes
Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Lang	Absent
Commissioner Matheson	Absent
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – S-47-2006 – approved

S-4-2007
Newton Farms Subdivision – Phase 2
3765 South 6515 West.
R-1-10 Zone
19 Lots
6.4 Acres

Mr. Steve Lehman presented the application.

BACKGROUND

Mr. Eric Bishop is requesting final plat approval for the 2nd phase of the Newton Farms Subdivision. The subject property is located at approximately 3765 South 6515 West and is located immediately to the east of phase 1. The proposed subdivision is bordered on the north and east by vacant property, and the south by existing single family development.

STAFF/AGENCY CONCERNS:

Fire Department:

- ☐ Fire hydrants to be installed in accordance with the Uniform Fire Code.
- ☐ Will need to coordinate a turnaround on northern street.

Granger Hunter Improvement District:

- Project will need an availability letter for water, sewer and fire protection.
- ☐ Subject to design and review inspections.
- ☐ Subject to the appropriate sewer easements.

Utility Agencies:

- Subject to all standard easement locations.

Public Works:

- ☐ Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.

- ☐ Will need to evaluate how developer will handle storm water. Although easements exist, access for maintenance of the storm drain will need to be coordinated with the Engineering Division.
- ☐ Dedication and improvements for all streets in accordance with Public Works standards.
- ☐ Follow recommendations outlined in the soils report.

Building Inspections:

- Follow recommendations outlined in the soils report.

ISSUES:

The applicant is proposing a final subdivision consisting of 19 lots on 6.4 acres. This equates to an overall density of 2.96 units per acre. Lot sizes range from 10,000 to 13,547 square feet. The average lot size has been calculated at 10,330 square feet.

The subject property was rezoned from the A zone to the R-1-10 zone and received preliminary plat approval in February 2007. As part of this rezone, a development agreement was reviewed and approved by the Planning Commission and City Council. The development agreement is similar to the Newton Farms Phase 1 subdivision with increased dwelling sizes and masonry requirements.

Access to the subdivision will be gained from an existing stub street in the Copper Hill Heights No. 2 Subdivision to the south. A second access will be provided from phase 1 to the west. Overall, both phases of the Newton Farms Subdivision will have sufficient access and connectivity at this point in the process.

The cross section to be used throughout the subdivision will consist of a standard 54-foot right-of-way. This will allow a 5-foot parkstrip and 5-foot sidewalk. The developer will need to transition the new improvements with the existing improvements on 6515 West. The developer will need to coordinate the dedication and improvements of all streets with the City Engineering Division. The northern street will dead end for the present time. A turnaround will need to be provided for the Fire Department. The developer has suggested using a wider drive on lot 201 to satisfy this requirement. The developer will need to coordinate this issue with the Fire Department. Notations regarding the turnaround area will be noted on the plat.

The developer has submitted a soils report. This report indicates that ground water was

not encountered to a depth of 17 feet. Basements will be allowed in the subdivision and soil characteristics do not appear to be problematic.

Fencing will be required as part of the subdivision. The development agreement requires a 6-foot vinyl fence along the north and west boundary. As property to the west is now going to develop, the fencing requirement along the west boundary could be eliminated. If the Planning Commission believes that fencing along the west side be eliminated, a recommendation should be made to the City Council. Fencing along the north side will need to be installed, but staff has concerns regarding its placement along a fairly narrow right-of-way. The developer will need to coordinate the north fencing with adjacent land owners to see if the fence could be placed off property line to allow for a more convenient travel way. Although not part of the development agreement, a 6-foot chain link fence will need to be installed along the east property line as it is adjacent to an agricultural zone.

The City Engineering Division has expressed concerns regarding the management of storm water. An easement exists along the northern boundary of the subdivision which extends out to 6400 West. During the preliminary review, the Planning Commission expressed concerns that this may create a long straight roadway that may not be the most desirable plan. The conceptual layout provided by Mr. Nixon shows the north street with the storm drain ending in a T intersection not having a connection with 6400 West.

The subdivision includes various irrigation ditches. As many property owners still rely on irrigation water, the developer will need to make sure that this matter is fully addressed. The developer will need to coordinate any piping of these ditches with the City Engineering Division. In addition, measures shall be taken to ensure that the appropriate water users are aware of the proposed subdivision and suggested methods to continue delivering irrigation water to those with water shares. Staff has been made aware that an irrigation easement will need to be created on lot 215. The location of this easement will require that the home placement be towards the east side of the property. As this lot is rather wide, this should not be a problem.

Applicant:

Eric Bishop

44 Wanderwood Way

Discussion: Chairman Woodruff discussed changes with staff's alternative #11. Mr. Eric Bishop explained that the adjacent property has now been sold and will be developed as residential, so a fence will no longer be needed. Commissioner Mills asked about the fencing on the immediate north side of the property. Mr. Bishop acknowledged that additional issues need to be resolved between the developer and family members. He mentioned that in addition to the fence location, there is also an existing irrigation ditch

that the developer would like to move north, allowing separation between the edge of asphalt, the fence and the irrigation ditch. Mr. Bishop commented that cooperation is also required with the Newton's to install fire hydrants where they should belong, rather than having the hydrants moved at a later date. Steve Lehman assured that these issues would all be reviewed by the Public Work's Department. If the Newton's are unwilling to allow the fence to be moved further to the north, it will then be placed at the property line. Staff said if the fence is located at property line, it should not be a problem. Mr. Bishop indicated emergency vehicles would be able to utilize an emergency turnaround easement that would be located on the farthest east lot.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Conder moved for approval of the 2nd phase for the Newton Farms Subdivision subject to the following conditions:

1. That compliance be made with Granger Hunter Improvement District regarding water line extensions, sewer connections and fire protection.
2. That the subdivision name and interior street names be approved by Salt Lake County.
3. That recommendations outlined in the soils report be followed.
4. That interior street widths and cross sections be reviewed and approved by the Public Works Department.
5. That all matters pertaining to any existing irrigation ditches be addressed with the Public Works Department and existing water users. This shall include proposed piping, clean out box locations and necessary irrigation easements.
6. That the developer coordinate storm drain concerns with the Public Works Department.
7. That all streets be dedicated and improved according to plan and profiles approved by the City Engineering Division.
8. That the subdivision be subject to the approved development agreement.
9. That the developer resolve all staff and agency concerns.

10. That a 6-foot chain link fence be installed along all agricultural properties.
11. The requirement for vinyl fencing along the west property line has been eliminated.
12. That the Fire Department evaluate turnaround requirements along the northern road. Staff suggests a turnaround easement on lot 201 to facilitate this. Said easement shall be a minimum width of 30 feet and a minimum depth of 30 feet. The driveway will be required to have 6 inches of concrete within the easement area.

Commissioner Mills seconded the motion.

Roll call vote:

Commissioner Clayton	Yes
Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Lang	Absent
Commissioner Matheson	Absent
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – S-4-2007 – approved

S-11-2007
Madisyn Cove Subdivision
5275 West 3500 South
R-1-8 Zone
10 Lots

Mr. Steve Lehman presented the application.

BACKGROUND

Mr. Chad Silotti is requesting preliminary and final plat approval for the Madisyn Cove Subdivision. The subject property is presently zoned R-1-8 and is bordered by residential

housing to the east and west. Vacant property is north of Sunshine Drive and 3500 South is immediately to the south.

STAFF/AGENCY CONCERNS:

Fire Department:

- Fire hydrants to be installed in accordance with the Uniform Fire Code.

Granger Hunter Improvement District:

- Project will need to run availability for water, sewer and fire protection.
- Subject to design and review inspections.

Utility Agencies:

- Subject to all standard easement locations.

Public Works:

- Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.
- Dedication of 20 feet required along 3500 South. No improvements will be required along 3500 South at this time.
- Dedication and improvements will be required along Sunshine Drive.
- Revisions to the plat required.
- Will need to coordinate subdivision name with County Auditor's Office.
- Soils report will be required.

Building Inspections:

- Soils report will be required.

ISSUES:

- The developer is proposing a preliminary and final plat to be known as the Madisyn Cove Subdivision. The subdivision will consist of 10 lots on 2.5 acres. The minimum lot size is 8,003 square feet with an average lot size of 8,400 square feet.
- Lots adjacent to 3500 South are required to have a minimum depth of 120 feet. However, due to the configuration of the property, and as a result of the developer's dedication of 20 feet to UDOT, this requirement cannot be met. As a result, the developer petitioned and was granted by the West Valley City Board of Adjustment a variance from this requirement.
- Access to the subdivision will be gained from Merry Lane (5275 West) and from Sunshine Drive (3435 South). Minor improvements exist along both Sunshine Drive and Merry Lane. However, the developer will be required to install new improvements along these rights of way to meet current City standards.
- The Public Works Department is recommending that the developer dedicate 3500 South to a 53-foot half width. This means that the developer will be dedicating 20 feet as part of this application. Staff understands that UDOT will not require curb and gutter but will require sidewalk to be installed at this time. The City will require a curb return off of Merry Lane adjacent to 3500 South.
- As the subdivision is located next to a major street, a masonry wall will be required. Staff is unsure what type of wall will be used, but has asked the applicant to provide details to the Planning Commission. A sidewalk will be installed adjacent to the masonry wall. Staff will recommend that the wall be positioned against the sidewalk to eliminate the common problem of weeds. If pillars are installed, concrete shall be poured between the pillars and wall to satisfy this concern.
- Staff is unsure if the property has been irrigated. If it has, the developer will need to coordinate this issue with the Public Works Department and will need to resolve any concerns expressed by those using the irrigation water such as easements, piping and any existing structures.
- There are a number of trees on the property. As always, staff will recommend that the developer try to save those that may be of benefit to the subdivision. A number of trees will be taken out due to the cul-de-sac, but there may be trees worth trying to save.

- A soils report will be required in order to assess ground water levels. During the review of the Willow Cove Estates Subdivision to the west, ground water was not encountered to a depth of 12 feet.

Applicant:

Chad Silotti

8756 Browns Park Dr.

Discussion: Commissioner Clayton asked if there would be curb and gutter on the north side of the subdivision near lots 1 through 4. Steve Lehman replied yes, indicating Sunshine Drive has minimal improvements, and the developer will improve it with curb, gutter and sidewalk on the south side of that street.

Chad Silotti told the Commission he appreciated the ability to develop the land. He assured he wants to keep as many trees as possible, but the older trees may need to be removed due to the 3500 South easement. Commissioner Clayton inquired about the wall planned for 3500 South, such as design, etc. Mr. Silotti said it would be a six-foot, masonry wall with vines or trees to absorb the noise.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Clayton moved for approval of the Madisyn Cove Subdivision subject to the following conditions:

1. That compliance be made with Granger Hunter Improvement District regarding water line extensions, sewer connections and fire protection.
2. That the subdivision name be approved by Salt Lake County.
3. That the developer provide a soils report prior to City Council review.
4. That all matters pertaining to any existing irrigation system be addressed with the Public Works Department and water users as outlined in the analysis.
5. That the developer resolve all staff and agency concerns.
6. That a masonry wall be installed along 3500 South. Consideration shall be given to locate the wall so that weeds do not grow between the wall and sidewalk. Said wall design shall be brought back to the Planning Commission in a future study session.

7. That all street improvements be in accordance with plan and profiles approved by the Public Works Department.
8. That the developer evaluate the existing trees. Consideration should be given to incorporate those that may add value to the subdivision.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Clayton	Yes
Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Lang	Absent
Commissioner Matheson	Absent
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – S-11-2007 – approved

CONDITIONAL USE APPLICATIONS:

C-13-2007

Juan Manuel Cardenas, Auto Body and Paint Shop

2642 South 2700 West

Manufacturing (M) zone, 0.45 acres

Ms. Hannah Thiel presented the application.

Legal Authority

7-6-1103 Manufacturing Zone Conditional Uses

Background

Juan Manuel Cardenas is requesting a conditional use approval for an auto body and paint shop located at 2642 South 2700 West. Mr. Cardenas is not the owner of the property and

would lease it from the owner. An auto body and paint shop is a conditional use in an 'M' or manufacturing zone. This property occupies 0.45 acres of land. The General Plan designates this property as light manufacturing.

The applicant has noted in the attached letter that JMC body would be open Monday through Saturday from 8 a.m. until 7 p.m. and would comply with ETL standards and NFPA rules. Currently, there is a wall sign on the building. JMC body supplies enough parking for an automotive shop as long as the spaces are not occupied with vehicles in need of service. The minimum required is 9 spaces plus 4 spaces for the other office use in the building for a cumulative minimum of 13 spaces. The site currently has 18 spaces.

The property on all sides of 2642 South 2700 West are zoned M and are designated light manufacturing under the General Plan. As the surrounding uses are zoned Manufacturing, staff does not see this use adversely affecting neighbors or neighboring zones.

Applicant:

**Juan Manuel Cardenas
2642 S. 2700 W.**

Favored:

**Randy Glover, Refinish and Collision Equip.
Midvale, UT**

Discussion: Chairman Woodruff discussed staff's alternatives #4, clarifying that the business shall not store or display any vehicles or debris in the front or side parking areas. Anything left outside of normal business hours must be physically placed to the west of the building. He asked the applicant if he understood staff's conditions. Mr. Juan Manuel Cardenas acknowledged he received a fax from staff, and he said he understood and agreed with it. He asked if the building could be approved for a body shop. Chairman Woodruff noted the Fire Department would be involved with approval of a body shop, and staff's analysis gives the applicant 90-days to resolve any issues related with a body shop. Commissioner Clayton mentioned letters submitted by the applicant's neighbors, and he asked if the applicant had previously operated a body shop. Mr. Cardenas suggested neighbors concerns may be a result of the bondo on the vehicles which creates a smell. He stated he has performed this type of work for ten-years, and assured he knows all the requirements and rules for a body shop. Commissioner Conder asked if the applicant owned the building. Mr. Cardenas answered no, he is only leasing, but the owner has given his permission to make the alterations for a paint booth and body shop.

Mr. Randy Glover of Refinish and Collision Equipment informed that he is the contractor who will install the paint booth inside the building. He said he will work with the City's Fire Department to assure everything is done properly. Commissioner Clayton asked if Mr. Glover will install the ventilation and everything that will be needed. Mr. Glover assured they will meet all federal requirements. He explained they must use ETL products, and the paint booths must be inspected for proper requirements and regulations.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Fuller moved for approval subject to any issues raised at the public hearing as well as the following conditions:

1. That the applicant remove the existing fence from the Utah Power Property (2715 West Parkway Blvd) located west of 2642 South 2700 West and replace the fence on the property (2642 South 2700 West) prior to obtaining a business license.
2. That the applicant submit a building permit application for the existing sign, and that the sign meet all regulations for signs contained in Title 11 of the West Valley City Code and be reviewed and approved by West Valley City, prior to obtaining a business license.
3. That the applicant acquire all necessary permits for any building or alterations to the building through Building Inspections, including obtaining the Fire Department's approval of the site prior to obtaining a business license.
4. That JMC body shall not store or display any vehicles or debris in the front and side parking areas.
5. That the applicant remove all vehicles, litter and debris from Utah Power property (2715 West Parkway Blvd) located west of 2642 South 2700 West prior to obtaining a business license.
6. That the applicant plant a minimum of two trees in the landscaping adjacent to 2700 West that meet the standards of Chapter 7-13 Standards for Landscaping along High-Image Arterial Streets.
7. That if the applicant wishes to add any new parking lot lights, a lighting plan shall be submitted, reviewed, and approved prior to installation.
8. That a valid West Valley City Business License be reviewed and approved prior to any business or automotive work being done.
9. That all improvements are made and a business license is reviewed and approved within ninety (90) days of this conditional use application approval.
10. That the Planning Commission reviews this application upon receipt of valid unresolved complaints.

Commissioner Clayton seconded the motion.

Roll call vote:

Commissioner Clayton	Yes
Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Lang	Absent
Commissioner Matheson	Absent
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – C-13-2007 – approved

C-15-2007

C. R. England Trucking

4701 W. 2100 S

M Zone 1.2 Acres

Mr. Ron Weibel presented the application.

The applicant is requesting conditional use approval to hard surface a 1.2 acre portion of their property for truck and trailer storage and display for the equipment sales portion of their business. They are also requesting a pole sign for this part of the business. The property is zoned manufacturing (M) and the West Valley City General Plan designates this area as light manufacturing. The subject property is bordered on the east, west and south by M zoned property and fronts on the 2100 South Expressway and frontage road.

The applicant has submitted a conditional use amendment application because truck transfer companies and outside storage are conditional uses, and because all signage associated with a conditional use needs to be approved by the Planning Commission. The expansion of the parking lot is to accommodate a truck and trailer sales business previously approved for a lot to the east of the Johnson Mathey property. That property is no longer being considered for this expansion. The current property is adjacent to land dedicated by the applicant for improvement of the future 4800 West Street.

The West Valley City Sign Ordinance allows pole signs on properties of at least 10 acres. The C.R. England property is approximately fifty (50) acres. The ordinance also allows one pole sign per frontage. While 4800 West is not improved yet, the half-width adjacent to this property has been dedicated to the City and is on the West Valley City Major Street Plan. After consulting with the City attorney, staff feels that this satisfies the requirement of the property being a corner lot and having two frontages. The site plan

submitted by the applicant shows the proposed new pole sign on the same 2100 S. frontage as the existing pole sign. There would be over three hundred (300) feet of separation between the existing pole sign and the proposed pole sign. While the ordinance requires two frontages to have two pole signs, it does not specify that the signs have to be located on separate frontages. In the past staff has approved two signs on the same frontage where it makes sense from a visibility standpoint and where there is adequate separation between the two signs. This case would fall within those parameters. Included in the packet is an elevation of the proposed pole sign and a site plan showing the location of the existing sign as well as the proposed sign.

Applicant:

Cory England
9153 South Falcon Way

Discussion: Mr. Cory England informed that this is an auxiliary business opportunity for C.R. England. He explained they currently trade their trucks to the Freightliner Corporation who ships the trucks out of state. This is an opportunity for England Trucking to sell the vehicles in town, creating jobs and revenue. Mr. England stated this is a different business than the core business, so he believes a new sign is needed. He said that since they consider themselves a corner lot, they should be allowed two pole signs while still being in compliance with the City's ordinance. Commissioner Clayton asked how important this sign would be for the business, reminded that signs are an issue with the City. Mr. England replied it would be critical, as the second sign would differentiate the side business from the core business. He reminded the acreage and large frontage should allow an additional pole sign. Mr. England assured it would be attractive along 2100 South. Commissioner Conder asked if the existing pole sign is for the English Grill. Mr. England said yes, for the grill, an on-site bank, and other small sites. Commissioner Conder was not opposed to the applicant's request, as long as it does not set precedence with other businesses. He believes the two signs will be significantly different, and C.R. England had made their property look very attractive in the past.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Conder moved for approval of the new parking surface and pole sign subject to the resolution of any issues raised at the public hearing and the following conditions:

1. Compliance with all regulations of affected departments and agencies.
2. The new pole sign may be placed on the 2100 S. frontage but must have at least 300 feet of separation from the existing pole sign.

3. At such time as 4800 West is improved, the turnout for trucks on the 2100 S. frontage road must be removed and that area permanently landscaped to the standards required in Chapter 7-13, Standards for Landscaping Along High-Image Arterial Streets.
4. Landscaping along 4800 West shall be installed at such time as that street is improved adjacent to this property.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Clayton	No
Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Lang	Absent
Commissioner Matheson	Absent
Commissioner Mills	Yes
Chairman Woodruff	Yes

Majority – C-15-2007 – approved

C-16-2007

The Shoppes at Lake Park, Pad #6

2911 S. 5600 W.

C-2 Zone 1.28 Acres

Mr. Ron Weibel presented the application.

The applicant is requesting conditional use approval for a multi-tenant retail building at approximately 2911 S. 5600 W. on pad #6, lot #1 of The Shoppes at Lake Park Phase 2. The property is zoned general commercial (C-2) and is in the 5600 West Overlay Zone. The West Valley City General Plan designates this area Business/Research Park and Mixed Use. The surrounding properties are zoned C-2.

The overall Shoppes at Lake Park Phase 2 received Planning Commission approval on March 22, 2006 and one of the conditions of approval was that all pad sites come back to the Planning Commission for individual approval. This particular site is on the southeast

corner of Highbury Parkway and 5600 West. The proposed building is 10,179 square feet and includes 3,723 square feet of restaurant space. Based on these square footages, the 77 parking spaces provided onsite will meet the requirements of the parking ordinance. Should there be uses in this development that require more parking there are many extra spaces available just offsite.

The landscape plans need to be refined to show the landscaping along 5600 West as it is required by the 5600 West Overlay Zone. This includes the correct location of berming and the location of the required pedestrian lights along the sidewalk. Interior site details such as pedestrian connections and bike racks will also need to be refined. The elevations of the building as submitted meet the requirements of the Commercial Design Standards ordinance. Staff can make these corrections with the applicant based on the requirements of the ordinance. A lighting plan for the site will still need to be submitted and approved before a building permit can be issued.

Applicant:

Trevor Gasser
2299 Woodhollow Way

Discussion: Commissioner Mills suggested utilities that are mounted on the front elevations, such as gas and power meters, should be screened or moved so they would not be viewed by 5600 West. Mr. Trevor Gasser agreed that he does not want the utilities on the front of the buildings, and he did not foresee this as becoming a problem. Ron Weibel reminded that this particular building has 360 degree visibility and architecture. He stated the utilities should have screening regardless of where they are located, and the screening should also match the color of the building. Ron indicated the utilities could be screened with a wall or vegetation. Mr. Gasser displayed a color board, noting this building will be the same color as the first development with stone and brick.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Mills moved for approval subject to the resolution of any issues raised at the public hearing and the following conditions:

1. The site plan shall be modified to comply with the requirements of Chapter 7-14-207, Pedestrian Access and Circulation.
2. All signage must be approved by the Planning Commission before a sign permit will be issued. A detailed sign plan showing wall signs and any proposed monument signs shall be submitted for Planning Commission review in a future study session, or if deemed necessary in a future public

hearing. The sign plan must show the location, elevations and dimensions of the proposed signs.

3. All requirements of any affected departments and agencies must be met.
4. Utility boxes and meters shall be screened with walls and/or vegetation.

Commissioner Clayton seconded the motion.

Roll call vote:

Commissioner Clayton	Yes
Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Lang	Absent
Commissioner Matheson	Absent
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – C-16-2007 – approved

C-17-2007

Great Western Supply

2551 S. 3200 W.

M Zone 5.9 Acres

Mr. Ron Weibel presented the application.

The applicant is requesting conditional use approval for a wholesale plumbing supply warehouse and outside storage yard at approximately 2551 S. 3200 W. The property is 5.9 acres, is zoned manufacturing (M) and is surrounded by M zoning. The West Valley City General Plan designates this area light manufacturing.

Warehousing is a permitted use in the M zone, however outside storage of over one acre or half the area of a lot is a conditional use. The building has approximately 33,000 square feet of warehouse, 6,300 square feet of office and 11,300 square feet of covered outside storage. Approximately half of the 5.9 acres will be used for open storage of equipment and materials.

The building is metal with the front portion housing the office having an exterior of stucco with a brick veneer wainscoting and pitched shingle roof. The metal walls are painted a light brown with dark brown accent trim. Uses that can only be located in a

manufacturing zone do not have to meet the requirements of the commercial design standards ordinance.

The north boundary of the property borders on the location of the future 2400 South which is on the West Valley City Major Street Plan. The site has been laid out to accommodate setbacks required when the future road is installed. The north access on 3200 West, if approved as proposed, may have to be eliminated or relocated when 2400 South is installed. Any future accesses onto 2400 South will have to be coordinated with the West Valley City Public Works Department. Landscaping along the future 2400 South will have to be installed as per ordinances when that road is improved. Screening as part of a perimeter fence may also be required, at least along the north property line adjacent to 2400 South.

Applicant:

**James Stout
2960 S. Maple Cove Ln.**

Favored

**Nate Lechtenberg
642 E. Laurelwood Dr.**

Discussion: Mr. James Stout with Stout Building Contractors was representing Great Western Supply. Chairman Woodruff asked how things were stored and how high they were stored. Mr. Stout indicated this facility is similar to the business in Ogden, and the storage would be up to ten-feet. He mentioned much of the larger pipe is located on the ground and not stored that high. Chairman Woodruff asked where the business in Ogden is located. Mr. Stout said it is located on approximately 23rd and Industrial Road. He indicated the pipe storage is not unsightly, but is fairly organized. Commissioner Clayton asked why a metal building was chosen. He commented tilt-up concrete is more aesthetically appealing, increasing the resale value of the property. Mr. Stout explained the applicant is very pleased with their metal building in Ogden, and is also desired for economic reasons. Commissioner Conder inquired about the type of fencing. Mr. Stout said there is no screening in the area at this time, so they plan to have chainlink fence with security barbed wire on top, and then they will place slats for screening in the future. He said when 2400 South is extended, they would abide by the set-back rule with the 20-ft. buffer on the side and a landscaping screen. Chairman Woodruff asked how many vehicles will come and go from this business per day. Mr. Stout said based on the facility in Ogden, there is usually three or four plumbers at any given time at the front desk. Semi-trucks are delivering products throughout the day, as well as plumbers coming and going. Commissioner Conder asked Nicole Cottle if 2400 South could be considered even though it has not yet been completed. Nicole Cottle noted this street is on West Valley's Street Plan, assuring that someday it will be built. She indicated the Commission could consider 2400 South as a future road with regards to the screening, as well as if the screening should be in place now. Mr. Stout reminded that 2400 South is

west of this property now, and it ends at 3200 West. The curb on the south side of 2400 South is actually 24-25 feet north of this property, and does not actually run down the property. He did not know if 2400 South would impact this property as much as what has been discussed when it is extended. Chairman Woodruff commented the same impact would be there whether on the property or just off of the property. He said there is a huge vacant piece of property to the north, and going south on 3200 West, you can see this length of property. Commissioner Mills asked if curb, gutter and a park strip be required on 2400 South. Ron answered that curb and gutter would be required, but he did not know if a parkstrip would be required. He noted that sidewalk is typically only on one side of the street in a manufacturing zone. Commissioner Clayton asked what type of screening would be considered reasonable and customary to reduce the visual from the business. Ron informed of newer systems of screening for chainlink that are more visually opaque and more durable, with less problems associated with chainlink slats. He suggested the Commission could review options at a future Planning Commission Study Session. Commissioner Mills reminded that a six-foot wall will not completely cover storage if it is ten-feet tall. Chairman Woodruff noted this is the gateway to the City. He felt bad for the property owner to the south who built a more attractive building than what was required. Chairman Woodruff was concerned about the appearance of the metal building more than the stacked pipes. He did not believe he could support this application due to the building and architecture. Commissioner Clayton agreed that a better quality building should be placed. Chairman Woodruff reminded that when the street does go through, it may open up much property to the north and east of this location for redevelopment, and this business will be setting a trend. There is something very nice to the south, and he wondered if something more attractive should be encouraged. Commissioner Mills stated it is important that each new development that comes into the City be the best that it can possibly be.

Mr. James Stout suggested the Planning Commission view the Great Western Supply building in Ogden. He assured it is a clean-cut operation, and is not an eye sore. Mr. Stout mentioned the City's Economic Department has been lobbying for this company to come into West Valley City. He discussed the incentives that have been given for this business to locate in West Valley. Mr. Stout indicated that some other buildings in the area are not attractive, and this metal building would fit as a medium standard.

Mr. Nate Lechtenberg told the Planning Commission that sometimes the Commission is so concerned about aesthetics, that they disregard the financial advantages. He said this facility will be kept clean, well organized and will be good for the community. Chairman Woodruff explained that by State law, the Planning Commission's roll is to be concerned about the aesthetics of the City. Mr. Lechtenberg wondered when other departments have the opportunity to speak their minds or campaign for this business to be located in West Valley. Nicole Cottle acknowledged that the Planning Commission is not to consider the economic side of this application. She explained what occurred at the past

City Council meeting. Nicole said Great Western Supply was contacted by West Valley City's Economic Development Division, and this property was determined as a good location. The City's Administration and City Council is happy to have this business in West Valley, and provided Great Western Supply an incentive through a rebate. The offer is for Great Western Supply to pay their fees, such as building permit fees, etc., and if they are able to increase the sales tax that comes back to the City after the first year, then the fees that they paid will be paid back. Nicole stated that land use is what should be discussed for conditional uses. The Commission is not deliberating, discussing, or advocating whether this business brings sales tax into the City. She reminded that conditional uses are not deniable, but conditions can be added to make it an appropriate use. Nicole mentioned the application could also be continued if more time is needed to work with staff regarding this application. Commissioner Conder wondered if more enhanced landscaping might make the development for attractive. Commissioner Clayton wanted to ensure that the landscaping would be properly maintained. If the building is more attractive, landscaping would not be a large issue. He wondered if there was any discussion regarding placing an alternate building, or was the only option the metal building. Ron said this type of building was presented because it was the same type of building that the applicant has in Ogden. The applicant is happy with that building and it suits their needs. He did not have photos available for the Commission to view of the Ogden facility. Commissioner Clayton did not believe a metal building would feel right in this location. Commissioner Conder requested more information about what the building in Ogden looks like, and a track record of how this business maintains their landscaping. Chairman Woodruff acknowledged this application could be continued to allow time for more information to be submitted. Commissioner Fuller said there are outstanding issues such as the type of screening and the type of metal building. He reminded there have been color boards and samples submitted by other businesses with metal buildings. It would be helpful if the applicants could submit examples of the product that they plan to place on the property. He noted this has been required of other facilities.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Conder moved for a continuance to allow the resolution of any issues raised at the public hearing. Staff was asked to help the Commission understand what the current Great Western Supply site looks like in Ogden. Also requested was the history of maintaining their landscaping, as well as investigating various types of screening that might be implemented along the north and east sides of the property, given the height of the stored product.

Commissioner Clayton seconded the motion.

Roll call vote:

Commissioner Clayton	Yes
Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Lang	Absent
Commissioner Matheson	Absent
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – C-17-2007 – continued

PLANNING COMMISSION BUSINESS

Approval of minutes from April 25, 2007 (Regular Meeting) - **Approved**
Approval of minutes from May 2, 2007 (Study Session) - **Approved**
Approval of minutes from May 9, 2007 (Regular Meeting) - **Continued**

There being no further business, the meeting adjourned at 6:10 p.m.

Respectfully submitted,

Lori Cannon, Administrative Assistant